

General Requirements

We do obtain a credit and criminal report, verify your income, and obtain rental references from your current and past landlords.

To qualify your income needs to be 2.5 times the monthly rent and verifiable; have good landlord references; no criminal history (misdemeanors will be considered depending on the charge) and good credit. Additional Security/Damage Deposit may be required with poor credit.

You will be denied for the following:

1. A collection filed by a property management company or landlord and/or a negative rental reference from a landlord.
2. An Unlawful Detainer within the last 3 years.
3. An Unlawful Detainer that is over 3 years and has not been paid in full.
4. A conviction related to drugs.
5. A felony within the last 7 years. Multiple felonies will be denied.
6. A history of disruptive behavior.
7. A history of living or housekeeping habits that would pose a direct threat to the health and safety of other persons and/or the owner's property.
8. A person who has a one time criminal offence over 7 years and has perfect credit and rental references will be approved if the offense was not of a physical or violent nature. Please note #4, #5 still apply.
9. Rental references from family or friends are not accepted.
10. No rental references is a denial unless you have a credit score of 700 or more and your income is 3 times the monthly rent.
11. False information on the application
12. Unable to verify your income. Income verification is either by pay stubs or your 1040 and or bank statements if you are self-employed.
13. Any temporary employment or income situation.
14. Poor credit and/or poor rental references.
15. Less than 2 years of rental references, unless there is good credit.
16. Any open Bankruptcy.